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09300SB2791sam001

LRB093 14121 LCB 47436 a

1 AMENDMENT TO SENATE BILL 2791

2 AMENDMENT NO. _____. Amend Senate Bill 2791 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Mobile Home Landlord and Tenant Rights Act
5 is amended by changing Section 9 and by adding Section 9.5 as
6 follows:

7 (765 ILCS 745/9) (from Ch. 80, par. 209)

8 Sec. 9. The Terms of Fees and Rents. The terms for payment
9 of rent shall be clearly set forth and all charges for
10 services, ground or lot rent, unit rent, or any other charges
11 shall be specifically itemized in the lease and in all billings
12 of the tenant by the park owner.

13 The owner shall not change the rental terms nor increase
14 the cost of fees, except as provided herein.

15 The park owner shall not charge a transfer or selling fee
16 as a condition of sale of a mobile home that is going to remain
17 within the park unless a service is rendered.

18 Rents charged to a tenant by a park owner may be increased
19 upon the renewal of a lease. Notification of an increase shall
20 be delivered 60 days prior to expiration of the lease.

21 Except in a municipality with a population greater than
22 2,000,000 people, the rent for a tenant who is at least 62
23 years of age or disabled at the time of renewal of a lease and
24 who is renting the same lot that the tenant rented in the

1 immediately preceding year may not be increased in any year by
2 a percentage that exceeds the greater of the following: (i) the
3 change in the consumer price index-u during the immediately
4 preceding calendar year or (ii) 3%. "Consumer price index-u"
5 means the index published by the Bureau of Labor Statistics of
6 the United States Department of Labor that measures the average
7 change in prices of goods and services purchased by all urban
8 consumers, United States city average, all items, 1982-84=100.
9 If this index is no longer published, the Illinois Department
10 of Labor shall adopt a comparable substitute index by rule for
11 purposes of this Section.

12 (Source: P.A. 86-851.)

13 (765 ILCS 745/9.5 new)

14 Sec. 9.5. Penalties. Any park owner who increases the rent
15 of a tenant who is at least 62 years of age or disabled in
16 violation of Section 9 is guilty of a petty offense and shall
17 be fined \$500 for the first violation and \$1,000 for a second
18 or subsequent violation. The State's Attorney shall prosecute
19 violations under this Section."